

Memorial Stadium

Project Review Committee Presentation

January 26, 2023



Seattle Public Schools

Presentation Agenda

- Introduction of key team members
- Project overview
- GC/CM as appropriate method
- Public benefit
- Agency experience
- Team organizational chart and qualifications
- Summary
- Questions



Key Team Members

Seattle Public Schools

- Richard Best, Director of Capital Projects and Planning
 - 38 years of industry experience, 9 GC/CM projects
- Rebecca Asencio, K-12 Planning Manager
- Deborah Northern, Manager of Equity, Inclusion and Engagement

SOJ: Construction Project Management Firm

- Brad Tong, Project Director
- Ethan Bernau, Project Manager



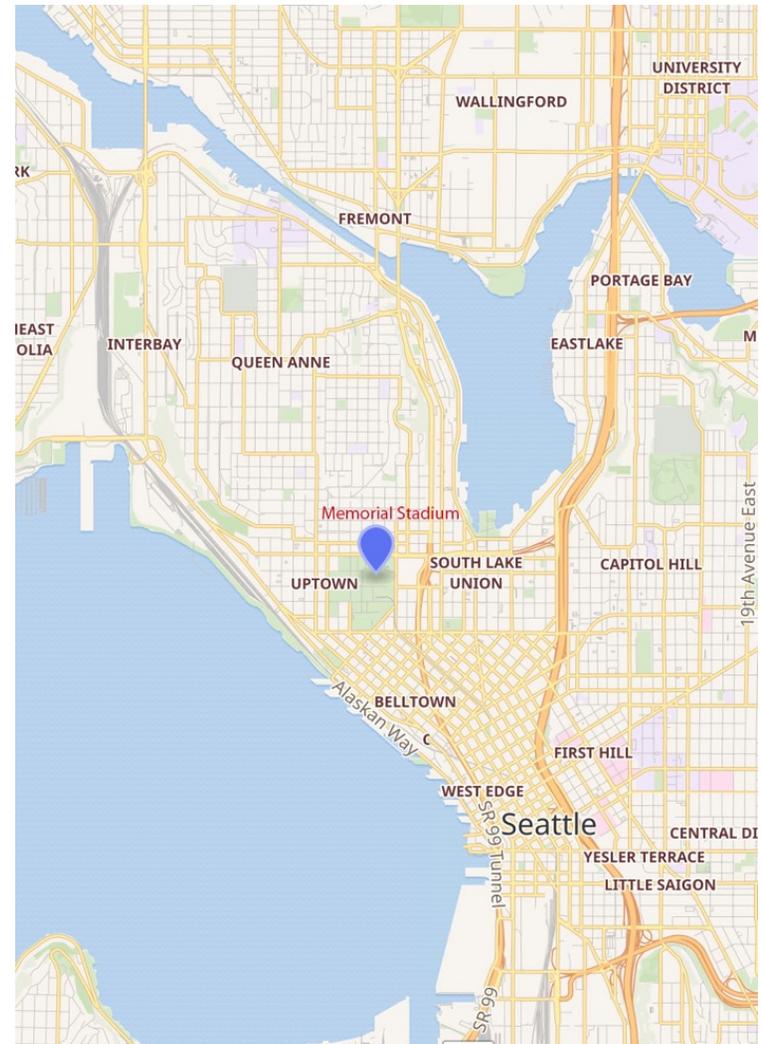
Project Overview: Memorial Stadium Replacement

- Demolish existing stadium
- Core Project: Construct new 4,500-seat stadium and related facilities on existing site
 - 4 team locker rooms, officials' locker room, concession stands, restrooms, field turf, field lights
 - Restoration of Memorial Wall
- Current collaboration with City of Seattle to enhance project as multi-use civic venue
 - If agreement not in place by June 2023, District will proceed with core project
- Funding Source: 2022 Buildings, Technology, and Academics/Athletics V Capital Levy
 - City 2023-2024 budget allocated additional funding with commitment for additional funds by 2026
- Total Core Project Cost: \$66.5 M
- Construction Budget: approx. \$47 M (including construction contingencies)



Project Overview: Location

- Urban environment north of downtown core
- Stadium is part of Seattle Center campus
- Main thoroughfares and connectors around site for extensive traffic



Project Overview: Seattle Center Campus

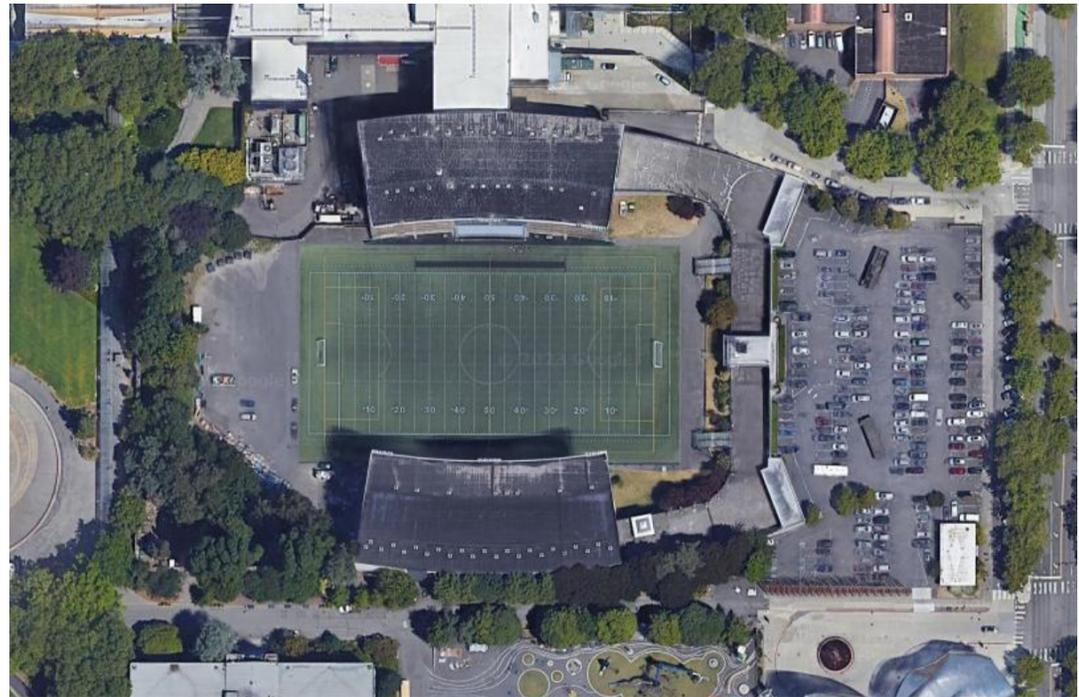
- 12 million visitors annually to campus
- Includes Space Needle, Climate Pledge Arena, arts and cultural institutions, heavily used outdoor public spaces
- All surrounding uses to continue during demolition and construction



Project Overview: Site Evaluation



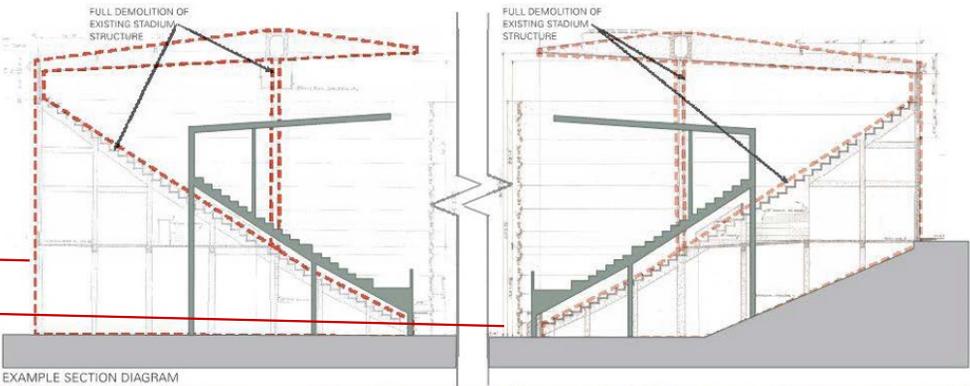
- Total site area: 6.3 acres
- Limited land surrounding stadium
 - New construction will further limit staging and laydown areas
- Hazardous materials abatement needed
- Unsuitable shallow fill expected
- Notable mature trees and established landscaping
- Existing parking lot to remain



Project Overview: Existing Facility Photos



Project Overview: Demolition



Project Overview: New Construction

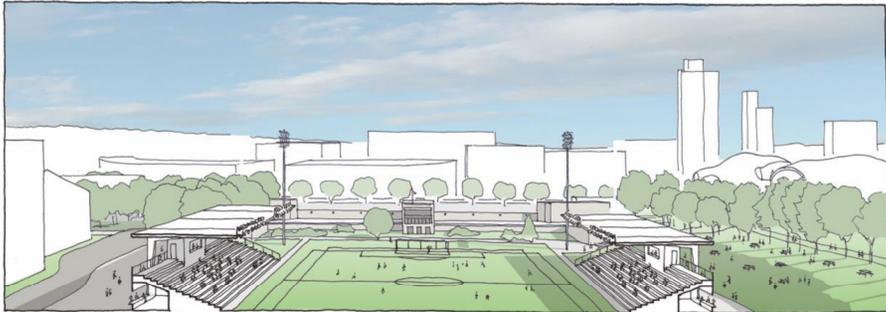
MEMORIAL STADIUM / OPTION A - BIRDSEYE VIEW TO THE WEST



MEMORIAL STADIUM / 08.24.2021



MEMORIAL STADIUM / OPTION A - BIRDSEYE VIEW TO THE EAST



MEMORIAL STADIUM / 08.24.2021



RCW 39.10 Alternative Project Works Criteria

At least one of the following:

- ✓ Involves complex scheduling, phasing, or coordination
- ✓ Construction at an occupied facility which must continue operation
- ✓ GC/CM during the design stage is critical to the project's success
- ✓ Complex or technical work environment
- (Heavy civil construction not applicable)

GC/CM as Appropriate Delivery Method

- Located on a heavily used campus in an urban environment and with limited land requires added planning for construction hauling, staging, and laydown
- Complex construction management plan requires review and cooperation with Seattle Center and many project neighbors
- Potential that parts of existing facility will be landmarked
- Critical coordination needed to ensure safe removal of hazardous materials
- Established landscaping and trees require early coordination with consulting arborist for a tree protection plan that works in conjunction with construction transportation and site use
- Current market conditions indicate labor shortages and materials cost escalation; bidders more reluctant to hard bid technically challenging project like this one



Public Benefit: GC/CM

- GC/CM selection based on qualifications and relevant experience will be critical to success of project with significant site constraints, schedule requirements, and protection of the existing building
- Design-phase participation will improve GC/CM familiarity with issues and reduce omissions, thus reducing cost and improving quality
- GC/CM will participate in developing the schedule and bid packaging scopes to help ensure timely construction and turn-over of completed stadium
- Top-tier contractors are more likely to compete for this project as a GC/CM, leading to likelihood of improved quality, timely completion, better sub coverage, and better safety
- Earlier cost information to better manage budget and prioritize needs
- Develop strategy to position project for greater M/WBE participation



Agency Experience

Major Capital Projects

Project Name	Scale/Description	Delivery Method	Completion	Project Cost
Montlake Elementary School	Landmark Modernization & Addition	GC/CM	2025 (in Design)	\$65 M
John Rogers Elementary School	Replacement/New Building	GC/CM	2025 (in Design)	\$92 M
Alki Elementary School	Replacement/New Building & Gym Modernization	GC/CM	2025 (in Design)	\$67 M
Mercer Middle School	Replacement/New Building	GC/CM	2025 (in Design)	\$153 M
Rainier Beach High School	Replacement/New Building	GC/CM	2025 (in Const)	\$238 M
Van Asselt School	Landmark Modernization & Addition	GC/CM	2023 (in Const)	\$50 M
Northgate Elementary School	Replacement/New Building	GC/CM	2023 (in Const.)	\$90 M
Viewlands Elementary School	Replacement/New Building	DBB	2023 (in Const.)	\$88 M
Kimball Elementary School	Replacement/New Building	DBB	2023 (in Const.)	\$85 M
North Queen Anne Elementary	Landmark Modernization	DBB	2023 (in Const.)	\$8 M
West Seattle Elementary School	Modernization & Addition	DBB	2023 (in Const.)	\$29 M
Lincoln High School phase II	Modernization	GC/CM	2023 (in Const.)	\$36 M
Wing Luke Elementary	New building	DBB	2021	\$48 M
Webster K-8 School	Landmark Modernization & Addition	GC/CM	2021	\$41 M
West Woodland Elementary School	Modernization & Addition	DBB	2021	\$22 M
Bagley Elementary School	Landmark Modernization & Addition	GC/CM	2020	\$41 M
Lincoln High School	Modernization	GC/CM	2019	\$101 M
Magnolia Elementary School Phase 1	Landmark Modernization & Addition	DBB	2019	\$40 M
Queen Anne Elementary School	Modernization & Addition	DBB	2019	\$19 M
Ingraham High School	Modernization & Addition	GC/CM	2019	\$41 M
E. C. Hughes Elementary School	Landmark Modernization & Addition	DBB	2018	\$14 M
Loyal Heights Elementary	Landmark Modernization & Addition	GC/CM	2018	\$47 M

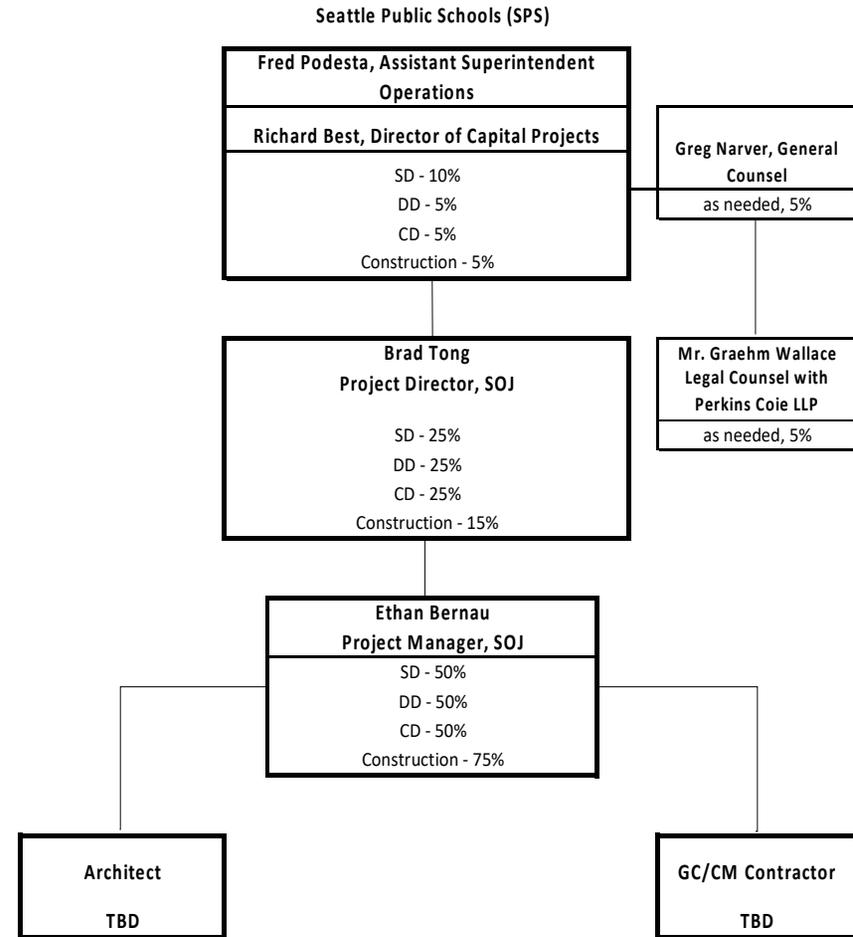
Major Capital Projects (continued)

Project Name	Scale/Description	Delivery Method	Completion	Project Cost
Cascadia Elementary & Robert Eagle Staff Middle Schools	Two New Schools	GC/CM	2017	\$122 M
Meany Middle School	Modernization & Addition	DBB	2017	\$30 M
Olympic Hills Elementary School	New Building	GC/CM	2017	\$45 M
Jane Addams Middle School	Modernization	DBB	2017	\$13 M
Genesee Hill Elementary School	New Building	DBB	2016	\$41 M
Thornton Creek Elementary School	New Building	DBB	2016	\$43 M
Arbor Heights Elementary School	New Building	DBB	2016	\$41 M
Hazel Wolf K-8 School	New Building	DBB	2016	\$40 M
T.T. Minor School (World School)	Modernization	DBB	2016	\$20 M
Horace Mann School	Landmark Modernization & Addition	DBB	2015	\$13 M
Fairmount Park Elementary School	Modernization & Addition	DBB	2014	\$19 M
Denny Middle School/Chief Sealth High School, project III	Community/Chief Sealth Athletic Fields	GC/CM	2011	\$5.9 M
Denny Middle School/Chief Sealth High School, projects I and II	Sealth 230K SF Modernization/Denny New Building	GC/CM	2010/2011	\$149 M
Nathan Hale High School Project II	Modernization & Addition	GC/CM	2011	\$72.8 M
Garfield High School	Landmark Modernization & Addition	GC/CM	2008	\$87.5 M
Cleveland High School	Landmark Modernization & Addition	GC/CM	2007	\$67 M
Roosevelt High School	Landmark Modernization & Addition	GC/CM	2006	\$84.5 M
Nathan Hale High School Auditorium	New Addition	GC/CM	2004	\$10 M

Diversity, Equity and Inclusion

- Three-prong approach: students, workforce and diverse business enterprise opportunities
- Student and Community Workforce Agreement (SCWA)
- Minority and Women Business Enterprises

Project Team: Organizational Chart



Summary

- ✓ Project meets multiple criteria for GC/CM
- ✓ Project team has necessary qualifications
- ✓ GC/CM delivery provides a fiscal benefit for a complex project with multiple constraints

Questions



Seattle Public Schools